

NOTES:

- Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 499967 and 499973. Utilities shown are dependent on the completeness and accuracy of data provided. We were unable to obtain information regarding the location of telephone lines, water lines, and onsite utilities. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Contact GOPHER STATE ONE CALL at 651-454-0002 for precise onsite location of utilities prior to any excavation.
- First American Title Insurance Company Commitment for Title Insurance File No. NCS-43849-MPLS, dated July 14, 2003, was relied upon as to matters of record.
- The subject property lies within Zone C, (areas of minimal flooding), per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel Nos. 270172 0002 B, dated February 18, 1981 and 270172 0006 B, dated February 18, 1981.
- Area = 181,330 Sq. Ft. or 4.163 Acres
- Zoning and setback information as provided by the Planning Department of the City of Minneapolis:
The subject property is zoned I-2 (Medium Industrial District).
The setbacks for zone I-2 (Medium Industrial District) are:
Building: None
- Property address: 900 and 940 East Hennepin Avenue, Minneapolis, Minnesota.
- Property subject to minerals and mineral rights reserved by the State of Minnesota as to Par 4, as shown by recital on the certificate of title.
- Schedule B-11 of the title commitment lists a number of railroad interests which we were unable to plot due to illegibility of pertinent documents and/or absence of spur tracks being referred to.
- Item 16 in Schedule B-11 pertains to a building whose location we were unable to determine.

BENCHMARKS:

- Top of top nut of fire hydrant northwest quadrant of E. Hennepin Avenue and Pierce Street NE. Elevation = 827.17 feet
- Top of top nut of fire hydrant northeast quadrant of E. Hennepin Avenue and Buchanan Street NE. Elevation = 837.08 feet

This is to certify to HILLCREST DEVELOPMENT, L.L.P., a Minnesota limited liability limited partnership and FIRST AMERICAN TITLE INSURANCE COMPANY that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999 and includes Items 1, 3, 4, 5, 6, 7(c), 8, 9, 10 and 11 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of the certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Dated this 8th day of October, 2003
SUNDE LAND SURVEYING, LLC.

By: Scott J. Soukup, R.L.S. Minn. Reg. No. 17256

PROPERTY DESCRIPTION
(Per First American Title Insurance Company Commitment for Title Insurance File No. NCS-43849-MPLS, dated July 14, 2003)

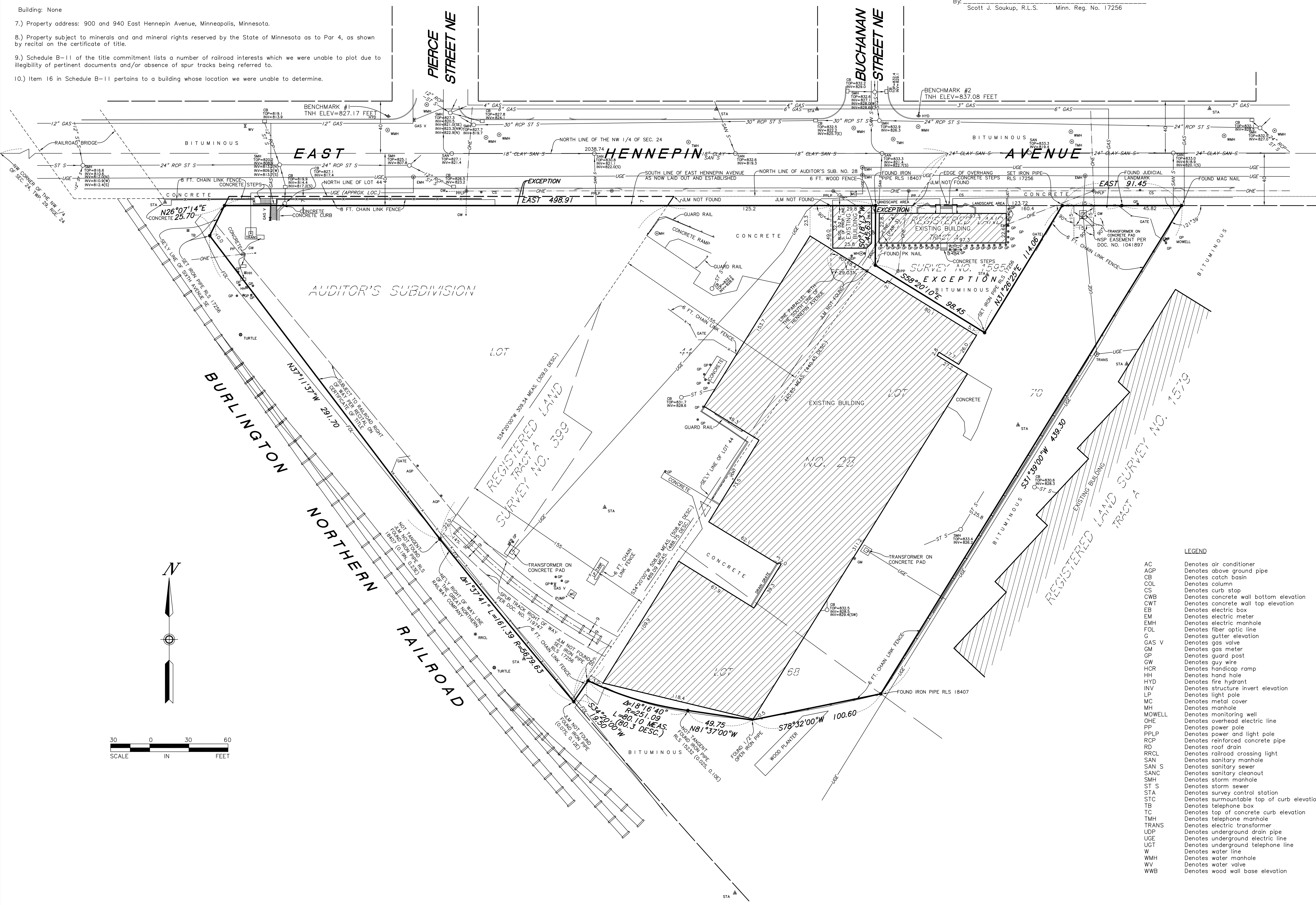
Par 1:
That part of Lots 68 and 70, Auditor's Subdivision No. 28, Hennepin County, Minn., embraced within the following described land:
All that part of the Northwest Quarter of Section 24, Township 29, Range 24 described as follows: Beginning at a Judicial Landmark which is South 34 degrees 20 minutes West 488.75 feet from a point in the North line of said Section 24 distant 2038.74 feet East of the Northwest corner of said Section, said Judicial Landmark being 11 feet at right angles Southerly from the center line of the Great Northern Railway Company's spur track; thence North 34 degrees 20 minutes East 440.45 feet to a Judicial Landmark in the South line of East Hennepin Avenue as now laid out and established; thence East along the South line of said East Hennepin Avenue 180.4 feet to a Judicial Landmark in said South line; thence continuing East along the South line of said Avenue 45.82 feet; thence deflecting right at an angle of 121 degrees 39 minutes and running South 31 degrees 39 minutes West a distance of 439.3 feet; thence South 78 degrees 32 minutes West 100.6 feet; thence North 81 degrees 37 minutes West 49.75 feet to a point in curved line drawn Easterly from the point of beginning, said curved line is being convex to the South with a radius of 251.09 feet and which curved line is parallel with and 11 feet at right angles Southerly from the center line of above-mentioned Great Northern Railway Company's spur track; thence Westerly along said curved line parallel with and 11 feet at right angles Southerly from the center line of said spur track, a distance of 80.3 feet to the point of beginning.
Except that part thereof embraced within Registered Land Survey No. 1595, Hennepin County, Minnesota.

Par 2:
That part of the Northeast Quarter of the Northwest Quarter of Section 24, Township 29, Range 24 described as follows:
All that part of Lots 44, 68 and 70, Auditor's Subdivision No. 28, Hennepin County, Minn., described as follows:
Beginning at a point on the North line of said Northwest Quarter of said Section 24 distant 2038.74 feet East of the Northwest corner thereof; thence South 34 degrees 20 minutes West a distance of 508.45 feet to a point in the Northeastly line of the right of way of the Great Northern Railway Company, which point is the actual point of beginning of the land to be described herein and which point is marked by a Judicial Monument; thence Northwesterly along the Northeastly line of said Great Northern Railway Company right of way a distance of 161.4 feet more or less to the point of intersection with a line drawn parallel with and 155 feet Northwesterly measured at right angles from said first described line, which point is marked by a Judicial Monument; thence North 34 degrees 20 minutes East along said last described line a distance of 302.0 feet to the point of intersection with the Southerly line of East Hennepin Avenue as opened by the City of Minneapolis which point is marked by a Judicial Monument; thence Easterly along said last described line a distance of 125.2 feet, which point is marked by a Judicial Monument; thence Southerly at right angles to said last described line a distance of 49 feet, which point is marked by a Judicial Monument; thence Easterly parallel with the Southerly line of said East Hennepin Avenue as opened by the City of Minneapolis, a distance of 29.03 feet more or less to said first described line, which point is marked by a Judicial Monument; thence Southwesterly along said line to the actual point of beginning; Except that part thereof embraced in Registered Land Survey No. 399, Hennepin County, Minnesota.

Par 3:
Those parts of Lots 44 and 70, Auditor's Subdivision No. 28, Hennepin County, Minn., described as follows:
Commencing at the Northwest corner of the Northwest Quarter of Section 24, Township 29, Range 24; thence East along the North line of said Northwest Quarter a distance of 2038.74 feet; thence South 34 degrees 20 minutes West along a line, which was determined and marked by Judicial Landmarks set in Torrens Case No. 4700 and is hereinafter referred to as Line A, to its intersection with a line drawn parallel with and 49 feet South from the South line of East Hennepin Avenue (said Avenue being 80 feet in width), said intersection is the point of beginning of the land to be described; thence North 34 degrees 20 minutes East along said Line A to the South line of said East Hennepin Avenue; thence West along said South line to a point 125.2 feet East along said South line from its intersection with a line drawn parallel with and 155 feet Northwesterly measured at right angles from said Line A; thence South at a right angle a distance of 49 feet; thence East at a right angle a distance of 29.03 feet more or less to the point of beginning;
Except that part thereof embraced within Registered Land Survey No. 1595, Hennepin County, Minnesota.

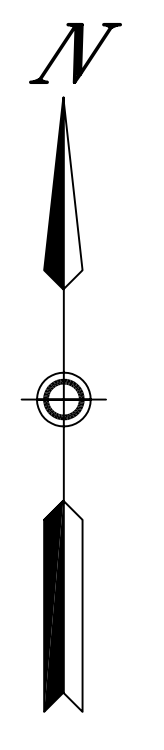
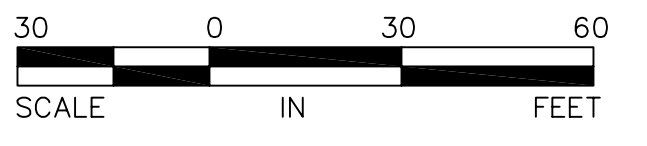
Par 4:
All that part of Lot 44, Auditor's Subdivision No. 28, Hennepin County, Minn., lying Northwesterly of a line extending from a point in the North line of said Lot to a point in the Southwesterly line thereof, drawn parallel with and 155 feet Northwesterly, measured at right angles from a line commencing at a point on the North line of the Northwest Quarter of Section 24, Township 29, Range 24, distant 2038.74 feet East of the Northwest corner of said Northwest Quarter of said Section 24 and running thence South 34 degrees 20 minutes West to a point in the Northeastly line of the right of way of the Great Northern Railway Company located in said Northwest Quarter of said Section, Except the North 7 feet taken for street purposes.

Par 5:
Tract A, Registered Land Survey No. 399, Hennepin County, Minnesota.



LEGEND

- AC Denotes air conditioner
- AGP Denotes above ground pipe
- CB Denotes catch basin
- COL Denotes column
- CS Denotes curb stop
- CWB Denotes concrete wall bottom elevation
- CWT Denotes concrete wall top elevation
- EB Denotes electric box
- EM Denotes electric meter
- EMH Denotes electric manhole
- FOL Denotes fiber optic line
- G Denotes gutter elevation
- GAS V Denotes gas valve
- GM Denotes gas meter
- GP Denotes guard post
- GW Denotes guy wire
- HCR Denotes handicap ramp
- HH Denotes hand hole
- HYD Denotes fire hydrant
- INV Denotes structure invert elevation
- LP Denotes light pole
- MC Denotes metal cover
- MH Denotes manhole
- MOWELL Denotes monitoring well
- OHE Denotes overhead electric line
- PP Denotes power pole
- PPLP Denotes power and light pole
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- RRCL Denotes railroad crossing light
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SANC Denotes sanitary cleanout
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- STA Denotes survey control station
- STC Denotes surmountable top of curb elevation
- TB Denotes telephone box
- TC Denotes top of concrete curb elevation
- TMH Denotes telephone manhole
- TRANS Denotes electric transformer
- UDP Denotes underground drain pipe
- UGE Denotes underground electric line
- UGT Denotes underground telephone line
- W Denotes water line
- WMH Denotes water manhole
- WV Denotes water valve
- WVB Denotes wood wall base elevation



Revision	By	Date
Drawing Title: ALTA/ACSM LAND TITLE SURVEY FOR HILLCREST DEVELOPMENT, L.L.P.		
Sunde Land Surveying, LLC.		
Date: 10/08/2003	Project: 2003-144	Drawing: 2003144001.DWG
9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3430 Business 952-881-2455 • FAX: 952-888-9526		
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